

101.0

0006

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

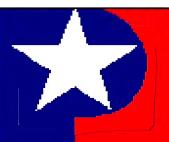
751,800 / 751,800

USE VALUE:

751,800 / 751,800

ASSESSED:

751,800 / 751,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		GREELEY CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FANNING KURT H/TARA K	
Owner 2:	
Owner 3:	

Street 1: 50 GREELEY CIRCLE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BYRNE MARGARET DUCHARME -	
Owner 2: -	

Street 1: 50 GREELEY CIRCLE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1958, having primarily Wood Shingle Exterior and 1550 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6660		Sq. Ft.	Site		0	70.	0.93	5									433,860						433,900	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								6660.000		317,900				433,900		751,800							
Total Card								0.153		317,900				433,900		751,800							
Total Parcel								0.153		317,900				433,900		751,800							
Source: Market Adj Cost										Total Value per SQ unit /Card: 485.16				/Parcel: 485.16									
Entered Lot Size																							
Total Land:																							
Land Unit Type:																							

PREVIOUS ASSESSMENT

Parcel ID								Parcel ID		101.0-0006-0002.0		PRINT			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Time			
2022	101	FV	317,900	0	6,660.	433,900	751,800		Year end	12/23/2021					
2021	101	FV	306,500	0	6,660.	433,900	740,400		Year End Roll	12/10/2020					
2020	101	FV	306,500	0	6,660.	433,900	740,400		740,400 Year End Roll	12/18/2019					
2019	101	FV	309,200	0	6,660.	440,100	749,300	749,300	Year End Roll	1/3/2019					
2018	101	FV	309,200	0	6,660.	328,500	637,700	637,700	Year End Roll	12/20/2017					
2017	101	FV	309,200	0	6,660.	297,500	606,700	606,700	Year End Roll	1/3/2017					
2016	101	FV	309,200	0	6,660.	285,100	594,300	594,300	Year End	1/4/2016					
2015	101	FV	253,100	0	6,660.	241,700	494,800	494,800	Year End Roll	12/11/2014					

SALES INFORMATION

TAX DISTRICT								PAT ACCT.									
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
BYRNE MARGARET								1259-127		10/22/2002		462,500		No	No		
								1060-196		8/1/1989		220,000		No	No		
										Y							

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/6/2017	20124	Insulate	7,184	C					8/8/2018	MEAS&NOTICE	CC	Chris C
									12/12/2008	Meas/Inspect	189	PATRIOT
									1/16/2003	MLS	MM	Mary M
									11/14/2000	Hearing N/C	189	PATRIOT
									1/20/2000	Inspected	264	PATRIOT
									10/22/1999	Measured	256	PATRIOT
									10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 21 - Split Level				Full Bath: 1	Rating: Good			SINK IN BSMT.																			
Sty Ht: 1 - 1 Story				A Bath:	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																						
Foundation: 1 - Concrete				A 3QBth:	Rating:																						
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																						
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																						
Sec Wall: 2 - Clapboard	15 %			OthrFix: 1	Rating: Average																						
Roof Struct: 1 - Gable				OTHER FEATURES																							
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units 1																			
Color: GRAY				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							
View / Desir:				Fpl: 1	Rating: Good			Other																			
GENERAL INFORMATION				WSFlue:	Rating:			Upper																			
Grade: C - Average				CONDOS INFORMATION				Lvl 2																			
Year Blt: 1958	Eff Yr Blt:			Location:				Lvl 1																			
Alt LUC:	Alt %:			Total Units:				Lower																			
Jurisdct:	Fact: .			Floor:				Totals	RMs: 6	BRs: 3	Baths: 1	HB: 1															
Const Mod:				% Own:																							
Lump Sum Adj:				Name:																							
INTERIOR INFORMATION				DEPRECIATION																							
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %																						
Prim Int Wal	2 - Plaster			Functional:		%																					
Sec Int Wall:		%		Economic:		%																					
Partition:	T - Typical			Special:		%																					
Prim Floors:	4 - Carpet			Override:		%																					
Sec Floors:		%		Total:	4.6 %																						
Bsmnt Flr:	12 - Concrete			CALC SUMMARY																							
Subfloor:				Basic \$ / SQ:	100.00																						
Bsmnt Gar:	1			Size Adj.: 1.35000002																							
Electric:	3 - Typical			Const Adj.: 0.99000001																							
Insulation:	2 - Typical			Adj \$ / SQ: 133.650																							
Int vs Ext:	S			Other Features: 92750																							
Heat Fuel:	1 - Oil			Grade Factor: 1.00																							
Heat Type:	3 - Forced H/W			NBHD Inf: 1.00000000																							
# Heat Sys:	1			NBHD Mod:																							
% Heated:	100	% AC:		LUC Factor: 1.00																							
Solar HW:	NO	Central Vac:	NO	Adj Total: 333204																							
% Com Wal		% Sprinkled		Depreciation: 15327																							
				Depreciated Total: 317876																							
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:															
SPEC FEATURES/YARD ITEMS				PARCEL ID 101.0-0006-0002.0												IMAGE				AssessPro Patriot Properties, Inc							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value									
2	Frame Shed	D	Y	18X6	A	AV	1990		0.00	T	23.2	101															
More: N				Total Yard Items:				Total Special Features:				Total:															